

CITY OF PORTLAND, MAINE

PLANNING BOARD



Sean Dundon, Chair
Brandon Mazer, Vice Chair
Bob Dunfey
David Eaton
David Silk
Austin Smith
Maggie Stanley

AGENDA PORTLAND PLANNING BOARD MEETING

The Portland Planning Board will hold a meeting on April 23, 2019, Council Chambers, 2nd Floor, City Hall, 389 Congress Street. **Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.**

WORKSHOP - 4:30 PM

- i. Waterfront Central Zone (WCZ) Text Amendments, City of Portland, Applicant. (estimated time 4:30 – 6:00) The Planning Board will hold a workshop on the proposed Waterfront Text Amendments, Division 18 of the Land Use Code. The amendments include, but are not limited to, revisions to the definitions of the Non-Marine Use Overlay Zone; changes to permitted, conditional uses and prohibited uses; changes to the dimensional requirements; elimination of contract and conditional zoning within the zone; and updates to performance standards. Proposed amendments are based upon feedback received over the course of numerous meetings of the Waterfront Working Group.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 9, 2019

Workshop: No workshop

Public Hearing: Mazer, Dunfey, Eaton, Silk, Smith, and Stanley. Dundon absent. Smith recused from second public hearing item.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 9, 2019

- i. Hotel Inclusionary Zoning Conditional Use; 121 Middle Street; 123, LLC. Stanley moved and Eaton seconded a motion to approve the Hotel Inclusionary Zoning Conditional Use application for 121 Middle Street, with the financial contribution of \$41,866 for 11 hotel guest rooms. Vote: 6-0, Dundon absent

- ii. Level III Site Plan and Subdivision; 1006 Congress Street; 1006 Congress, LLC. Stanley moved and Eaton seconded a motion to waive the Technical Manual Standard (Section 1.7.1) for the minimum distance between driveways to allow a 10 foot separation. Vote: 5-0, Dundon absent and Smith recused. Stanley moved and Eaton seconded a motion to approve the subdivision plan with two (2) conditions of approval. Vote: 5-0, Dundon absent and Smith recused. Stanley moved and Eaton seconded a motion to approve the site plan application with three (3) conditions of approval. Vote: 5-0, Dundon absent and Smith recused.
- iii. Level II Site Plan and Conditional Use; 121 Cassidy Point Drive; 534 Danforth, LLC. Stanley moved and Eaton seconded a motion to waive the Technical Standard (Sec 1.7) for maximum driveway width to allow a driveway width up to 60 feet as shown on plan. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the Technical Manual standards (Sec. 1.7.2.7) to allow a separation of less than 100 feet. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the number of driveways (Sec 1.7.2.7) to allow 4 driveways that serve separate contiguous areas that cannot be combined. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the technical standard for sidewalks along the on the lower portion of Cassidy Point Drive as shown on site plan. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the curbing requirement along the lower portion of Cassidy Point Road, with the condition that the applicant submit the cost details. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to approve the conditional use application. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to approve the site plan application with 5 conditions of approval and condition #1 amended. Vote: 6-0, Dundon absent.
- iv. Level III Site Plan, Subdivision and Conditional Use; 10 Hammond Street; Hammond House, LLC. Stanley moved and Eaton seconded a motion to waive the Technical Standard (Sec 1.7) for driveway width to allow an eighteen (18) foot wide driveway. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to waive the Technical Standard (Sec 1.7.2.7) for driveway separation to allow a separation of less than 100 feet. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to approved the IZ Conditional Use application with a financial contribution of \$169,744. Vote: 6-0, Dundon absent. Stanley moved and Eaton seconded a motion to approve the site plan application with 10 conditions of approval and with condition #1 amended to state public streets and to add condition 9 regarding the Construction Management Plan. Vote: 5-1, Silk opposed and Dundon absent.

4. NEW BUSINESS

- i. Level III Site Plan and Conditional Use Application; 175 Auburn Street; Portland Public Schools, Applicant. (estimated time 7:00- 8:00 p.m.) The Planning Board will hold a public hearing on a proposal for a 11,045 sf gym/library/ expansion to be located between the two wings of the existing building. A 3,431 sf addition is also proposed for administrative offices at the front entry. Site improvements are also being proposed. Zoning for the site is R-2, R-3 and ROS (Recreation Open Space) and is subject to review under Portland's site plan and conditional use standards.

- ii. Level II Site and Conditional Use Application; 87 Spring Street, Portland Museum of Art, Applicant. (estimated time 8:00 p.m.) The Planning Board will hold a public hearing on the Portland Museum of Art's Level 2 site plan application for the expansion of a parking lot at 87 Spring Street. The proposal is to expand the impervious area from 15,000 sf to 22,396 sf and to accommodate 69 vehicle parking spaces. The application is subject to review by the Planning Board under the site plan standards and the conditional use standards for a surface parking lot in the Downtown Business B-3 zone.